

**RES22-257
Testimony**

MISC. COMM. 122

COUNCIL

COUNCIL Meeting

Meeting Date: Mar 15, 2023 @ 10:00 AM

Support: 3

Oppose: 1

I wish to comment: 0

Name: lynne matusow	Email: lynnehi@aol.com	Zip: 96817
Representing: Self	Position: Oppose	Submitted: Mar 13, 2023 @ 03:48 PM
<p>Testimony:</p> <p>This is so irresponsible. I do not think you understand the implications on the public, especially properties which are obtaining or renewing contracts and are told they can only renew for one year, not two, as a code is being updated and once updated that the contract can be awarded for longer. I am on my condo board and we recently came up against that. And you want to make it six years. How many more buildings have to collapse like Surfside in Florida, where they are now doing a rush job to upgrade their codes. Hopefully, if this reso unfortunately passes the legislature will take the responsible position and say no.</p> <p>Mark B. Glick, Chief Energy Officer for the State of Hawaii, submitted excellent testimony in opposition at the committee meeting. He recommended that section 107-28 (a) Hawaii Revised Statutes (HRS) remain unchanged, and that section 107-28 (b), Hawaii Revised Statutes, be amended to read as follows:</p> <p>(b) If a county does not amend the Hawaii state building codes within the two-year time frame, the Hawaii state building codes shall become applicable as an interim county building code until superseded by the adoption of an amended version of the code by the county pursuant to this subsection.</p> <p>His suggestion is a win/win for all. Please either kill the resolution or amend it incorporating Mr. Glick's recommendation,</p>		
Name: Greg Thielen	Email: greg@ccs-hawaii.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 14, 2023 @ 09:30 AM
Name: Stefanie Sakamoto	Email: ssakamoto@imanaka-asato.com	Zip: 96789
Representing: BIA Hawaii	Position: Support	Submitted: Mar 14, 2023 @ 11:10 AM
Name: Evan Oue	Email: eoue@imanaka-asato.com	Zip: 96813
Representing: NAIOP Hawaii	Position: Support	Submitted: Mar 14, 2023 @ 04:53 PM



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Honolulu City Council
City Council Chamber
Wednesday March 15, 2023
10:00 AM

RE: Bill 56 Relating to Permits Required

Chair Waters, Vice Chair Kia'aina, and members of the Council,

I am writing in **STRONG SUPPORT** of Resolution 22-257 Relating to Building Codes. In order to understand the need for this important resolution it is necessary to provide a quick overview of the code writing and adoption process.

Codes begin as "Model Codes" created by independent Non-Government Organizations (NGO's). Altogether three NGO's write the 7 Model Codes that are adopted at the State and Local level in Hawaii. 4 of these codes are written by the International Code Council (ICC). The ICC follows a 3-year cycle for updating codes. Keep in mind two important points; 1) 3-years is an arbitrary time frame selected by an NGO and 2) The ICC makes a lot of money selling code books.

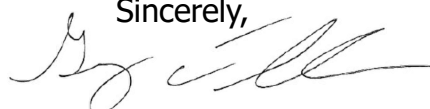
Once a Model Code is completed it is reviewed and amended for local conditions by the State Building Code Council (SBCC). Once the SBCC adopts a code it is then up to each County to adopt the State version of the model code as is or with amendments within 2 years. What this means in practical terms is that currently the ICC is working on 2024 codes, The SBCC is working on the 2021 codes, the counties are working on the 2018 codes and we are building under the 2012 codes. To attempt to keep this straight carries some obvious complexities.

This current structure is a problem for both the regulators and the regulated. As soon as a government agency is finished with a code they must take two distinct actions at once. First, they must train their staff on the newly adopted code and second, already begin reviewing it's replacement. While this is not the only cause of our permitting woes, it certainly isn't helping. From the design and building community side there is a great deal of confusion on how to build appropriately. For example we are still building under 2012 codes, but projects in for permitting won't be issued until the 2018 code is adopted. Also if someone designs State projects and County projects they are always on different codes.

To see that this pace is unsustainable one only has to look at the City and County of Honolulu's pace of adoption. The City has been unable to adopt any ICC code within the two year mandated period thus far. This makes matters more confusing as it creates an interim code while the City catches up. By opening this time window up it allows the County much greater flexibility and those that design and build much greater predictability.

For these reasons I humbly ask for your support of Resolution 22-257.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Thielen', written in a cursive style.

Greg Thielen
President/RME



HONOLULU CITY COUNCIL
Honolulu Hale
10:00 AM

March 15, 2023

RE: Reso. 22-157

Chair Waters, Vice Chair Kiaaina, and members of the Council:

My name is Max Lindsey, Government Relations Committee Chair of the Building Industry Association of Hawaii (BIA-Hawaii). Chartered in 1955, the Building Industry Association of Hawaii is a professional trade organization affiliated with the National Association of Home Builders, representing the building industry and its associates. BIA-Hawaii takes a leadership role in unifying and promoting the interests of the industry to enhance the quality of life for the people of Hawaii. Our members build the communities we all call home.

We are writing in STRONG SUPPORT of Resolution 22-257.

Resolution 22-257 would encourage the State Legislature to allow the Counties additional time to process building code change. It is important to provide relief on the pace of code change for both the regulated and the regulators; neither is able to keep up with updates to 7 different building codes every three years. The resulting confusion and unintended consequences of this pace of change requires extensive training for industry and DPP and slows the review of plans and projects for code compliance.

The state of Hawaii is in a dire housing crisis. As the Council is aware, the cost of housing in Hawaii is extremely high, with Oahu's median price of homes being currently over \$1 million. Approximately 153,967 U.S. households are priced out of buying a home for every \$1000 increase in price, according to the National Association of Home Builders (NAHB). We are in support of legislation that would allow for the building of much-needed housing at every price point in Hawaii.

Thank you for the opportunity to express our support of this resolution.

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March 14, 2023

Councilmember Tommy Waters, Chair
Councilmember Ester Kia'aina, Vice Chair
Honolulu City Council

RE: **Resolution 22-257 – RELATING TO THE HOUSING CODE**
Hearing date – March 15, 2023 at 10:00 A.M.

Aloha Chair Waters, Vice Chair Kia'aina and members of the Council,

Thank you for allowing NAIOP Hawaii to submit testimony providing in **SUPPORT of Resolution 22-257- URGING THE HAWAII STATE LEGISLATURE TO AMEND CHAPTER 107 OF THE HAWAII REVISED STATUTES (HRS) TO REQUIRE THAT THE COUNTIES ADOPT THE HAWAII STATE BUILDING CODES, WITH OR WITHOUT LOCAL MODIFICATIONS, WITHIN SIX YEARS, AS OPPOSED TO WITHIN TWO YEARS, OF THE ADOPTION OF THOSE CODES BY THE STATE BUILDING CODE COUNCIL.** NAIOP Hawaii is the Hawaii chapter of the nation's leading organization for office, industrial, retail, residential and mixed-use real estate. NAIOP Hawaii has over 200 members in the State including local developers, owners, investors, asset managers, lenders and other professionals.

Resolution 22-257 urges the State legislature to amend HRS 107 to require the that counties adopt the Hawaii State building codes within six years. This would seek to increase the amount of time from 2 to 6 years to adopt the codes.

Resolution 22-257 would encourage the State Legislature to allow the Counties additional time to process building code change. It is important to provide relief on the pace of code change for both the regulated and the regulators. It is unsustainable to keep up with updates to 7 different building codes every three years. The resulting confusion and unintended consequences of this pace of change requires extensive training for industry and DPP and slows the review of plans and projects for code compliance. In turn, the development of projects throughout the county will be delayed due to the inconsistencies.

Ultimately, Hawaii is currently in a housing crisis which is continuing to worsen due to the ongoing economic changes. NAIOP Hawaii supports this measure which will prevent unnecessary confusion and help to streamline the process. NAIOP Hawaii is dedicated to the creation of affordable housing for our

Councilmember Tommy Waters, Chair
Councilmember Ester Kia'aina ,Vice Chair
Honolulu City Council
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communities. Thank you for the opportunity to testify on this measure and we look forward to working with all interest stakeholders to address this issue.

Mahalo for your consideration,

A handwritten signature in black ink, appearing to read 'J Camp', with a stylized flourish at the end.

Jennifer Camp, President
NAIOP Hawaii